



2015

**Tucson-Pima County Historical Commission**  
**Plans Review Subcommittee**

**Summary of Minutes**

**Thursday, December 10, 2015,**  
**4<sup>th</sup> Floor Conference Room, Joel D. Valdez Main Library,**  
**101 N. Stone, Tucson, Arizona 85701**

**1. Call to Order / Roll Call:**

Meeting called to session at 1:00 PM

Commissioners: Teresita Majewski (Chair), Patsy Waterfall, Jim Sauer, Helen Erickson, Sharon Chadwick, Arthur Stables

Staff: Frank Dillon, Alexandra Hines (PDSD), Jonathan Mabry, Lynne Birkinbine (OIP), Beth Abramovitz, Jennifer Toothaker (TDOT)

**2. Approval of Legal Action Report and Summary of Minutes of 11-12-15**

Motion by Commissioner Sauer to approve the Legal Action Report and Summary of Minutes of 11-12-15. Motion seconded by Commissioner Erickson.

Motion passed. Voice Vote 6-0.

**3. Courtesy Review Cases**

**a. Broadway Boulevard Road Improvements - Update**

Staff Abramovitz presented and provided a handout.

Commissioner Erickson asked what is being adopted right now. Staff Abramovitz full acquisitions and noted that the properties which do not affect the building are not full acquisitions. Commission Erickson inquired if information is available online. Staff Abramovitz reported the 30% plan will be available in March.

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Commissioner Chadwick asked if there will be any street closures like Mountain Avenue. Staff Abramovitz does not anticipate the closure of Mountain Avenue. One of the considerations to close Mountain Avenue was to prevent demolition of historic property.

Commissioner Sauer noted that the more the T-PCHC PRS hears about these considerations, the more the subcommittee can provide information or advocate for them.

The commissioners thanked the staff for the informational presentation.

#### **4. Historic Preservation Zone Review Cases**

- a. **HPZ-15-77** - Busbea/Strier Residence - Proposed New Single-Family Dwelling - 573 South 9<sup>th</sup> Avenue - HC-3 (Barrio Historico)

Staff Hines read into the record, the Barrio Historico Historic Zone Advisory Board (BHHZAB) recommendation for approval and to provide a wood garage door and the roof equipment not be visible from the street or the neighbor's properties.

The applicant, Michael Kothke, presented the proposal.

Commissioner Sauer noted that the development zone showcased by the applicant is different than that defined by the Unified Development Code. Staff Dillon explained that there is a limited number of historic contributing properties to draw design influence from on 9<sup>th</sup> Avenue. Staff Mabry added that the Zoning Administrator could make a determination to consider a larger development zone due to expand the scope of influence for the project.

It was moved by Commissioner Sauer, duly seconded by Commissioner Erickson, to recommend approval of the proposal as presented with the condition to provide a wood garage door; locate the roof equipment below the line of the parapet; specify the 10 foot wall as a part of the building, not a yard fence; and, set the wall along the east property line at a maximum of 8 feet. Commissioner Sauer noted that the recommendation for approval with the listed conditions would be contingent on the Zoning Administrator's decision to allow the applicant to expand the development zone boundary.

Motion carried. Voice Vote 6-0.

- b. **HPZ-15-89** - Graham Residence - Proposed Modifications: Roof Design/Porches/Windows/Brickwork - 1041 North 4<sup>th</sup> Avenue - HR-2 (West University)

Staff Hines read into the record, the West University Historic Zone Advisory Board (WUHZAB) recommendation for approval and to conduct a minor review for the addition of a window into the record.

The applicant, Colleen Graham, presented the proposal and provided a handout of the window options for the west elevation.

It was moved by Commissioner Stables, duly seconded by Commissioner Waterfall, to recommend approval of the proposal as presented with the condition to conduct a minor review for the addition of a window on the west elevation.

Motion carried. Voice Vote 6-0.

**5. Current Issues for Information/Discussion:**

**a. Minor Reviews**

Staff Dillon and Commissioner Sauer to conduct minor reviews on Friday.

**b. Appeals**

None at this time.

**c. Zoning Violations**

Staff continues to assist owners on abatement of violations in the Historic Zones.

**d. West University Design Guidelines: Possible Modifications for Wood Windows/Doors - Alternative Materials Options**

Chris Gans, from West University, provided background and noted that the first priority is to preserve the existing wood windows and then use material that has been deliberated.

Staff Mabry presented and provided handouts noting that the State Historic Preservation Office (SHPO) has approved metal clad wood windows but not vinyl and fiberglass.

John Birkinbine, from West University, presented the two sample windows made for the WUHZAB and T-PCHC PRS to review. Mr. Gans noted that a third option could be a wood window with a paint finish that has a ten year warranty.

Staff Mabry noted that the type of window could be a case-by-case basis and not language in the code.

Staff Mabry stated that the next steps would be to amend the Technical Standards Manual (TSM) of the Unified Development Code (UDC) which has authority above the Design Guidelines.

It was moved by Commissioner Stables, duly seconded by Commissioner Sauer, to request staff to draft language on the TSM regarding the use of optional window material in particular metal clad wood windows for WUHZAB and T-PCHC Plans Review Subcommittee to review.

Mr. Gans thanked the commission for the conversation and deliberation.

**6. Call to the Audience**

No one from the audience spoke at this time.

**7. Future Items**

Commissioner Erickson asked if the Administrative Directive relating to landscapes is changing. Staff Mabry confirmed.

Commissioner Sauer asked that the Historic Zone Advisory Boards get better language on the Legal Action Reports (LARs).

**8. Adjournment**

Meeting adjourned at 3:06 p.m.